CLAY CALDWELL REALTOR
ANTIOCH TEAM | Better Homes | Kenney & Company

8,465 ft
ELEVATION



PIKES PEAK PLAYBOOK · CITY SNAPSHOT

Woodland Park

Woodland Park is Teller County's commercial center, surrounded by Pike National Forest. This snapshot compares in-town Woodland Park with the wider 80863 ZIP code and the county.

Photo: Rampart Reservoir and Pikes Peak, near Woodland Park · Jeffrey Beall / CC BY 4.0

$549,200
MEDIAN HOME VALUE
Owner-estimated, ACS 2020–24

+120%
CHANGE IN MEDIAN VALUE
2010–14 to 2020–24 (not inflation-adjusted)

$2,007
MEDIAN GROSS RENT
ACS 2020–24

$99,238
MEDIAN HOUSEHOLD INCOME
ACS 2020–24

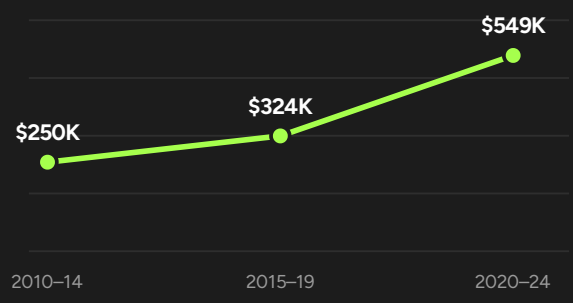
76%
OWNER-OCCUPIED
Share of occupied homes

1990
MEDIAN YEAR BUILT
Half of homes are older

3,647
HOUSING UNITS
ACS 2020–24

26 min
AVERAGE COMMUTE
22% work from home

MEDIAN HOME VALUE OVER TIME



Census ACS 5-year estimates, owner-estimated value, nominal dollars.

THE MOUNTAIN HUB IN NUMBERS.

- 90% of homes were built in 1970 or later; 1% predate 1940.
- 77% of homes are single-family detached; 11% are in buildings with 5+ units.
- 77% of homes heat with utility natural gas; 17% with electricity.

Today's prices move faster than Census data.
Ask Clay for a free live market snapshot · 719-244-5264

HOW IT COMPARES

	MEDIAN HOME VALUE	MEDIAN HOUSEHOLD INCOME	MEDIAN GROSS RENT	OWNER-OCCUPIED	MEDIAN YEAR BUILT
Woodland Park	$549,200	$99,238	$2,007	76%	1990
Teller County	$479,900	$85,361	$1,880	81%	1990

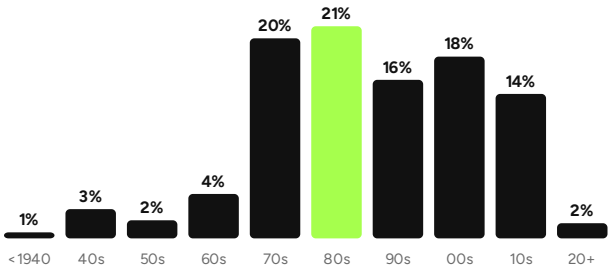
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

What's actually here.

The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

WHEN HOMES WERE BUILT



Share of all housing units by decade built. Peak decade highlighted.

TYPES OF HOMES

Single-family detached	77%
Townhome / attached	5%
2–4 units	6%
5+ unit buildings	11%
Mobile home	2%

BEDROOMS

Studio/1	7%
2 bed	23%
3 bed	42%
4+ bed	28%

HOW HOMES ARE HEATED

Utility gas	77%
Propane	2%
Electricity	17%
Wood	0%
Other / none	4%

Propane and wood point to homes beyond gas lines — budget for fuel delivery.

94%
HOUSEHOLDS WITH BROADBAND
Cable, fiber or DSL subscription

2.9%
VACANT HOUSING UNITS
Includes homes for sale or rent

1.1%
SEASONAL / RECREATIONAL HOMES
Second homes and cabins

Sources: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API, tables B25034, B25024, B25041, B25040, B28002, B25004, B25002). Shares may not sum to 100% due to rounding.

NEIGHBORHOOD POCKETS · BY THE NUMBERS

City, ZIP and county.

	CENSUS AREA	MEDIAN HOME VALUE	MEDIAN YR BUILT	SINGLE-FAMILY DETACHED	OWNER-OCCUPIED	MEDIAN RENT
Woodland Park	City limits	**$549,200**	1990	77%	76%	$2,007
	ZIP 80863 — city and surroundings	**$572,100**	1987	81%	78%	$2,029
Nearby	Divide (ZIP 80814)	**$466,800**	1993	95%	85%	$1,492
	Teller County	**$479,900**	1990	85%	81%	$1,880

ACS 2020–2024 5-year estimates. † wide margin of error. ZIP 80863 includes unincorporated subdivisions around the city.

In-town Woodland Park

City services · Woodland Park School District RE-2

Neighborhoods near downtown, the schools, the hospital and Memorial Park, on paved streets.

Homes: A mix of older cabins, 1970s–90s homes and newer construction on city water and sewer.

Watch for: Snow load and roof condition; driveway grade and sun exposure.

Paradise Estates

East side · Woodland Park School District RE-2

East side off US 24, inside city limits, with parts backing to Chimney Park open space.

Homes: Single-family homes, townhomes and condos on municipal water and sewer.

Watch for: HOA rules on townhomes and condos; open-space edge wildfire mitigation.

Westwood Lakes & Crystola

Ute Pass communities · Woodland Park School District RE-2

Communities east of town along US 24 with their own water district and a different natural-gas provider than the city.

Homes: Cabins and single-family homes on wooded lots.

Watch for: Confirm water district rules and natural-gas service (Colorado Natural Gas).

Unincorporated acreage

Wells & septic · Woodland Park School District RE-2

Larger wooded parcels in Teller County around the city.

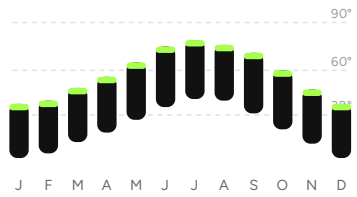
Homes: Custom homes and cabins on acreage.

Watch for: Well permit type, septic, propane, road association dues and plowing.

KNOW BEFORE YOU BUY

- **Read the well permit, not just the well report.** Colorado well permits can limit use — some household-only permits prohibit outdoor watering. Confirm the permit type with the Colorado Division of Water Resources.
- **Get an insurance quote before your inspection deadline.** Most of the area sits in the wildland-urban interface; mitigation work and insurability can affect cost and terms.
- **Know who plows.** Driveway grade, sun exposure and whether the road is county, HOA or road-association maintained shape winter life.
- **Verify internet at the exact address.** Wired service varies parcel to parcel; satellite is often the fallback in rural areas.

CLIMATE

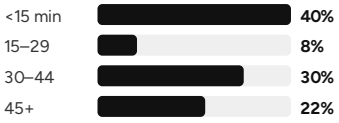


59″ SNOW / YR

15.0″ PRECIP / YR

Avg. monthly high/low °F. Reference station: Florissant Fossil Beds (8,402 ft). Woodland Park sits near this station's elevation, about 13 miles east. NOAA NCEI 1991–2020 Monthly Normals, station USC00052965.

GETTING AROUND



Commute time, share of workers

FROM WOODLAND PARK

Colorado Springs	~30 min
COS airport	~45 min
Denver	~1.75–2 hr
Mueller State Park	~20 min

MOVING-IN CHECKLIST

Electric	CORE Electric Cooperative
Natural gas	Black Hills Energy (in town) · Colorado Natural Gas (Westwood Lakes) · propane
Water	City of Woodland Park, Teller County Water District or private well
Vehicle registration	Teller County Clerk & Recorder

WHERE IT SHINES

- Mountain setting with city services
- Cooler summers and immediate forest access
- Larger lots and acreage within reach of Colorado Springs

TRADE-OFFS TO WEIGH

- Ute Pass commute; winter driving
- Wildfire exposure and insurance diligence
- Fewer retail and specialist options than the Springs

THINGS TO DO

- Rampart Reservoir & Manitou Lake
- Pike National Forest trails and camping
- Mueller State Park (near Divide)
- Florissant Fossil Beds National Monument
- Dinosaur Resource Center



STRATEGY OVER SCRIPT

Narrowed it to a pocket? Let's look at what's selling there now.

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